
FOR SALE

Former Police Station & Adjoining Land
Jones Lane, Hythe, Hampshire, S045 6DQ

Opportunity For Redevelopment Potential
STPP

1.34 Acres
(0.54 Hectares)

Former Police Station & Adjoining Land, Jones Lane, Hythe SO45 6DQ



DESCRIPTION

The property comprises a two-storey former Police Station totalling 11,621 sq ft (GIA), constructed of concrete blockwork to the ground floor with a timber-framed slate clad mansard roof. The plot extends to approximately 1.34 acres to include an adjacent former skate park.

- ✓ 1.34 Acre Site
- ✓ Potential For Redevelopment (STPP)
- ✓ Situated In Hythe Town Centre
- ✓ 11,621 sq ft Former Police Station
- ✓ 4 Minute Walk To Hythe Ferry/Local Amenities





ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Building	11,621	1,080
Total Plot Size	1.34	0.54
Total	1.34	0.54

EPC

The Energy Performance Asset Rating is D (91).

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

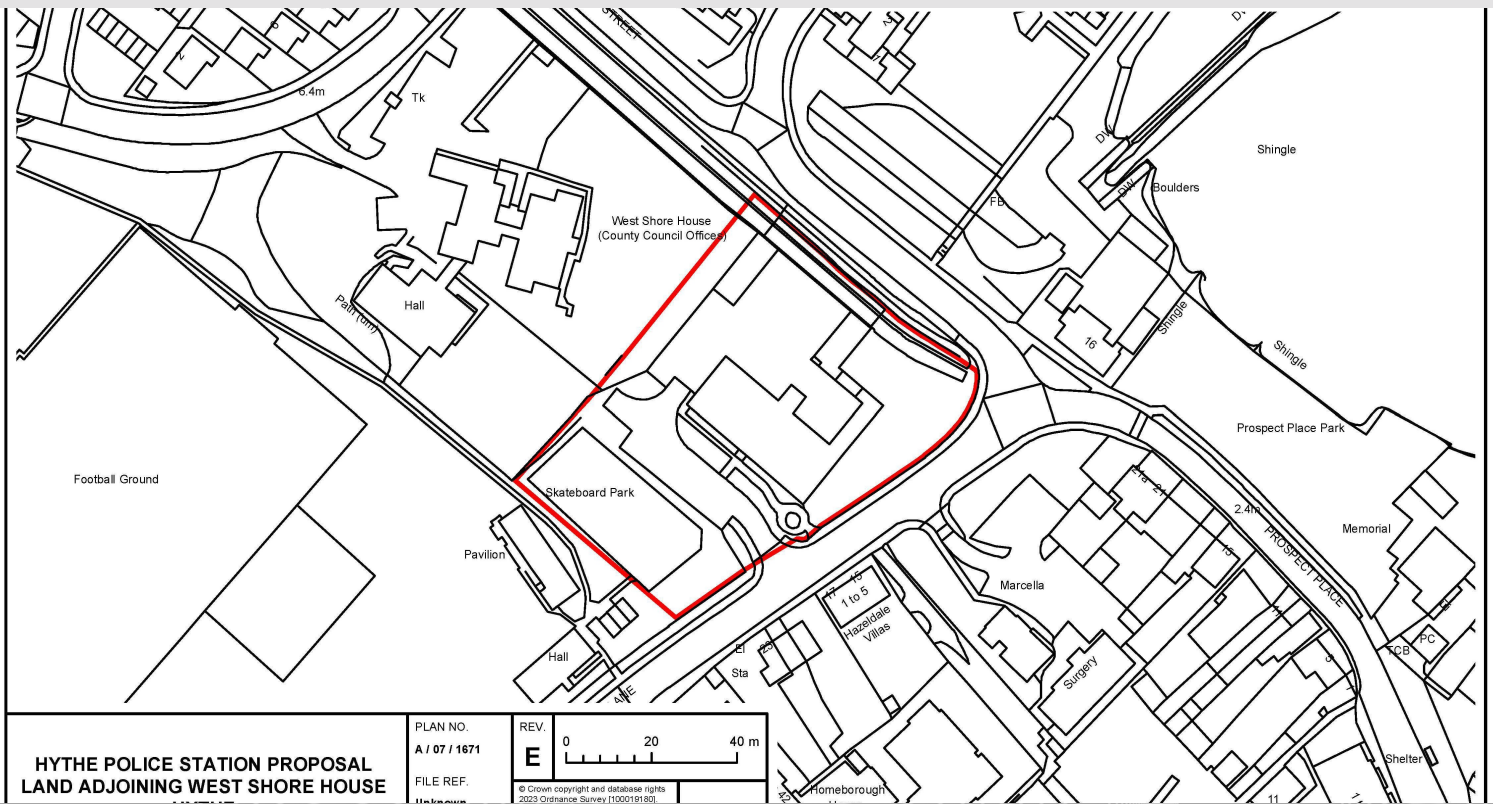
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

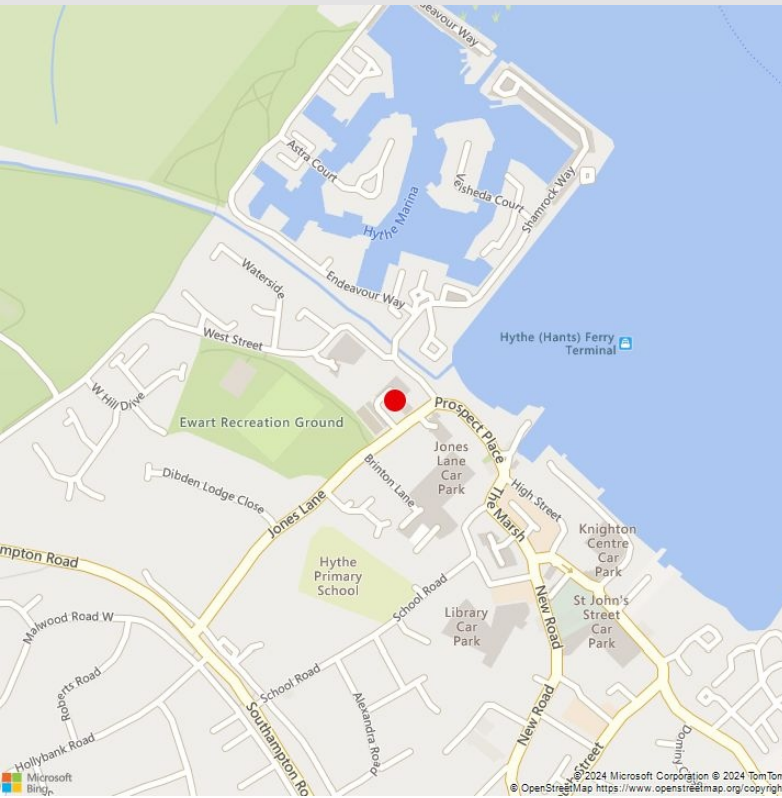
Offers invited on unconditional and STP basis. Guide price on application.



HYTHE POLICE STATION PROPOSAL LAND ADJOINING WEST SHORE HOUSE	PLAN NO. A / 07 / 1671	REV. E	
	FILE REF. H1671	© Crown copyright and database rights 2023 Ordnance Survey [100019190]	

LOCATION

The site is situated on Jones Lane, to the west of the town centre and is within a suburban area, characterised by semi-detached houses and a limited number of low rise apartment blocks. To the north of the site is the Marina Village, and to the west is public open space. It's situated a four minute walk away from Hythe Ferry which provides access to Southampton.



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Regulated by RICS 03-Jul-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk

**Vail
Williams**

David Podesta
07818 077131
DPodesta@vailwilliams.com

Gary Jeffries
07976 397698
gjeffries@vailwilliams.com